



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 12.1
Halifax Regional Council
July 12, 2022
September 13, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

For Patrick Connor, Chair, Heritage Advisory Committee

DATE: June 23, 2022

SUBJECT: **Case H00512: Request to Include 2287 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

June 22, 2022 meeting of the Heritage Advisory Committee, Item 9.1.1.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
- (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 2287 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the May 3, 2022 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the June 22, 2022 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated May 3, 2022, and received a staff presentation on Case H00512. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one-hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated May 3, 2022 (Attachment 1).

DISCUSSION

At the June 22, 2022 meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	16
2B. Historical Importance-Architectural Style	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	10
5. Architectural Integrity	3
6. Relationship to Surrounding Area	8
Total	62

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated May 3, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated May 3, 2022.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated May 3, 2022.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated May 3, 2022.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated May 3, 2022.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated May 3, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated May 3, 2022

Attachment 2 – Scoring Summary for Heritage Buildings.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Attachment 1
Heritage Advisory Committee
June 22, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: May 3, 2022

SUBJECT: **Case H00512: Request to Include 2287 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner, Brunswick Street Developments Ltd.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 2287 Brunswick Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 2287 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

In May 2021, Brunswick Street Developments Ltd. applied to include their 2287 Brunswick Street property in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the east side of Brunswick Street, near the mid-point of the block bound by Gerrish Street to the north and Cornwallis Street to the south (Map 1). At this time, the block contains six municipal heritage properties. The subject site contains a two-storey dwelling (that increases to three storeys at the rear), which was commissioned by John C. West in 1862 and constructed in the Italianate style.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Property.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the HAC using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect or Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, the report will not be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B).

1. Age:

John Conrad West acquired the subject property from William A. & Sarah McAgy in 1861. Mr. West commissioned the construction of the existing dwelling in 1862 and he moved into the finished home the following year. The Sisters of Charity, who acquired the property in 1888, constructed a rear-yard addition in 1895 that spanned the original building's full width and height. A smaller, one-storey rear addition was added sometime before 1971.



Figure 1: 2287 Brunswick (July 16, 2021)

Research shows that the building was constructed 1862 and as such, staff recommend a score of 16 points.

2. Historical OR Architectural Importance:

The property has both architectural and historical merit. In the mid-1800s, the Brunswick Street area saw an influx of wealthy residents who developed new homes and local institutions. One of these wealthy families was the West family, including merchant John Conrad West (Jr.), who commissioned the existing dwelling. The property was purchased by the Sisters of Charity of Halifax in 1888 and the building became the new St. Patrick's Convent. The Sisters owned the property until 2006 (Attachment B).

It is important to note that the Sisters of Charity staffed the Maritimes' only residential school, the Shubenacadie Indian School from 1930 to 1967 and the Kootenay Indian Residential School beginning in 1936. The children confined to this school faced severe punishment if they acknowledged their heritage, practiced their cultural traditions or attempted to speak in their own languages. They were subject to poor living conditions, neglect and suffered physical, emotional and sexual abuse. As such, staff recommend evaluating the property based on its architectural importance rather than its historical importance, and acknowledging the connection that this property has to enduring traumatic colonial legacies experienced by First Nations communities across Canada.

Important/Unique Architectural Style or Highly Representative of an Era

The influx of wealthy residents to the immediate area occurred during the latter portion of the Victorian Era (1837-1900), which spurred grand buildings that were rich with architectural features and ornamentation. One of the extravagant styles during this era was the Italianate style. At the time of its construction, the dwelling would have been a pristine representation of the style and the broader era. While the property has lost some original details, it remains a good representation of Victorian Era and residential Italianate architecture, with its symmetrical façade, paired round-headed windows, ornate mouldings, and detailed brackets. Its uniqueness is enhanced by its brick construction and stucco. Most Italianate homes in Nova Scotia were constructed of wood.

The property's modifications are overshadowed by its remaining trademark features, rare brick construction, and exterior finish. Staff recommend a score between 11 and 15 points for architectural importance.

3. Significance of Architect or Builder:

No information regarding the architect or builder was identified. Thus, staff recommend a score of 0 points.

4. Architectural Merit:

Construction type or building technology

The existing dwelling, which sits on a steep lot, displays a two-storey height along the street and a three-storey height at the building's rear portion. The building is constructed of brick, though the façade is covered with stucco, and has a granite and fieldstone foundation. Most Italianate homes throughout Nova Scotia are constructed of wood, which makes this particular building unique. It also features ornate mouldings and brackets that would have been made by a skilled builder.

Italianate dwellings constructed of brick are rare in Nova Scotia and as such, staff recommend a score between 7 and 10 points.

Style

The building is an early example of the Italianate style, which was popular in Nova Scotia between 1860 and 1890. The building features many elements traditionally associated with Italianate dwellings, including a symmetrical façade, prominent cornice, paired round-headed windows, and ornate mouldings, corbels, and brackets. The structure's uniqueness is enhanced by its brick-and-stucco walls which is a rare for the style in Nova Scotia.

The building's flat roof has a front-facing cornice that is supported by four, richly decorated corbels. Below the cornice lies a split frieze with two sets of eight brackets and alternating floral medallions. The façade has paired round-headed arched windows with three windowpanes and framing that narrows at the sides. The central, second-storey windows, which are slightly smaller in scale, have a large floral medallion and arched frame above and a Romeo-and-Juliette balcony. The primary entryway has a decorative door surrounded with pilasters, an archivolt, and a semi-circle transom. Vibrant floral and "acanthus" leaf detailing is present throughout the façade elements.

The rear and sides of the building lack the façade's elaborate elements and detailing. These brick-clad walls feature single-hung windows, with either two or three panes, and simple projecting sills; some of which have round-arched hoods.

Character defining elements of 2287 Brunswick Street include, but are not limited to:

- Original Italianate-style building with a symmetrical appearance;
- Brick exterior walls with a stucco-clad façade;
- Granite and fieldstone foundation;
- Prominent cornice and split frieze featuring foliated corbels, modillions, and medallions;
- Paired three-pane, round-headed windows on the façade featuring:
 - Decorative mouldings that narrow at the sides;
 - Panel and pilaster bases on the ground storey;
 - Bracketed sills on the second storey; and
 - Recessed windows with a large arch mould and floral medallion above the entryway;
- Cast-iron balcony on the second storey, which is supported by ornamental corbels;
- Recessed front entrance with a door surround, featuring pilasters, half-round transom, archivolt, and rosettes;
- Vibrant floral, leaf, and grape detailing throughout the various façade elements;
- Segmental arch and four-centre arched windows on the side and rear walls; and
- A blinded oriel window.

The dwelling is an early example of the Italianate style which features some rare architectural features. Staff recommend a score between 7 and 10 points.

5. Architectural Integrity:

Most original façade elements still exist today, including lavish mouldings, corbels and brackets, arched window fenestration, second-storey balcony, and entryway. However, some of the entryway's plinths are deteriorating.

The rest of the building has been notably altered. The building originally had a square plan, which was common for Italianate homes, but a large rear addition from 1895 shifted the plan to a rectangular configuration. While this addition is not viewable from the street, it did displace rear windows, a third-storey bay, and a grand second-storey balcony. The original roofline featuring an octagonal belvedere, chimneys, and detailing were drastically altered and replaced with a new mansard roof. This work also resulted in the loss of the dynamic parapet on the façade. While the date of this roof-work is unconfirmed, it may have coincided with the rear addition. More recent modifications to the building include:

- The removal of the mansard roof and introduction of a flat roof;
- The side oriel window was blinded with brick;
- The front stairway and wrought iron fence have been replaced with modern features; and
- A one-storey rear addition was added prior to 1971 though this had minimal impacts on the overall heritage value.

While the building's façade is largely intact, there have been notable alterations to the building. With these considerations in mind, staff recommend a score between 1 and 5 points.

6. Relationship to Surrounding Area:

The property enhances the Brunswick streetscape, which features a large collection of two-to-three-storey dwellings that were constructed in the 1880s. This residential typology, which reflects popular architectural styles from the 19th Century, is interspersed with several institutional buildings and older structures, which help convey the neighbourhood's complete history. Today, this block features six municipally registered properties. Brunswick Street as a whole contains 36 municipal heritage properties and a portion of it has been identified as a potential heritage conservation district.

The West family was one of the most prominent families to shape Brunswick Street's development. They contributed funds to the Church of the Redeemer's construction (2128 Brunswick Street) and the West brothers commissioned several architecturally significant homes in addition to the subject property: 2429 Brunswick Street (Augustus West; West-Vaux House); 2319-2323 Brunswick Street (Nathaniel Levi West and William Pryor West; West House); 2461-2463 Brunswick Street (James T. West; James West House); and 2421 Brunswick Street (Augustus West; Hawkins House).

The subject property provides strong connections to Brunswick Street's history, and the West family. As such, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2022/2023 operating budget for C340 – Heritage and Planning Information Services.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVE

The Heritage Advisory Committee may choose to recommend rejection of the application to include 2287 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

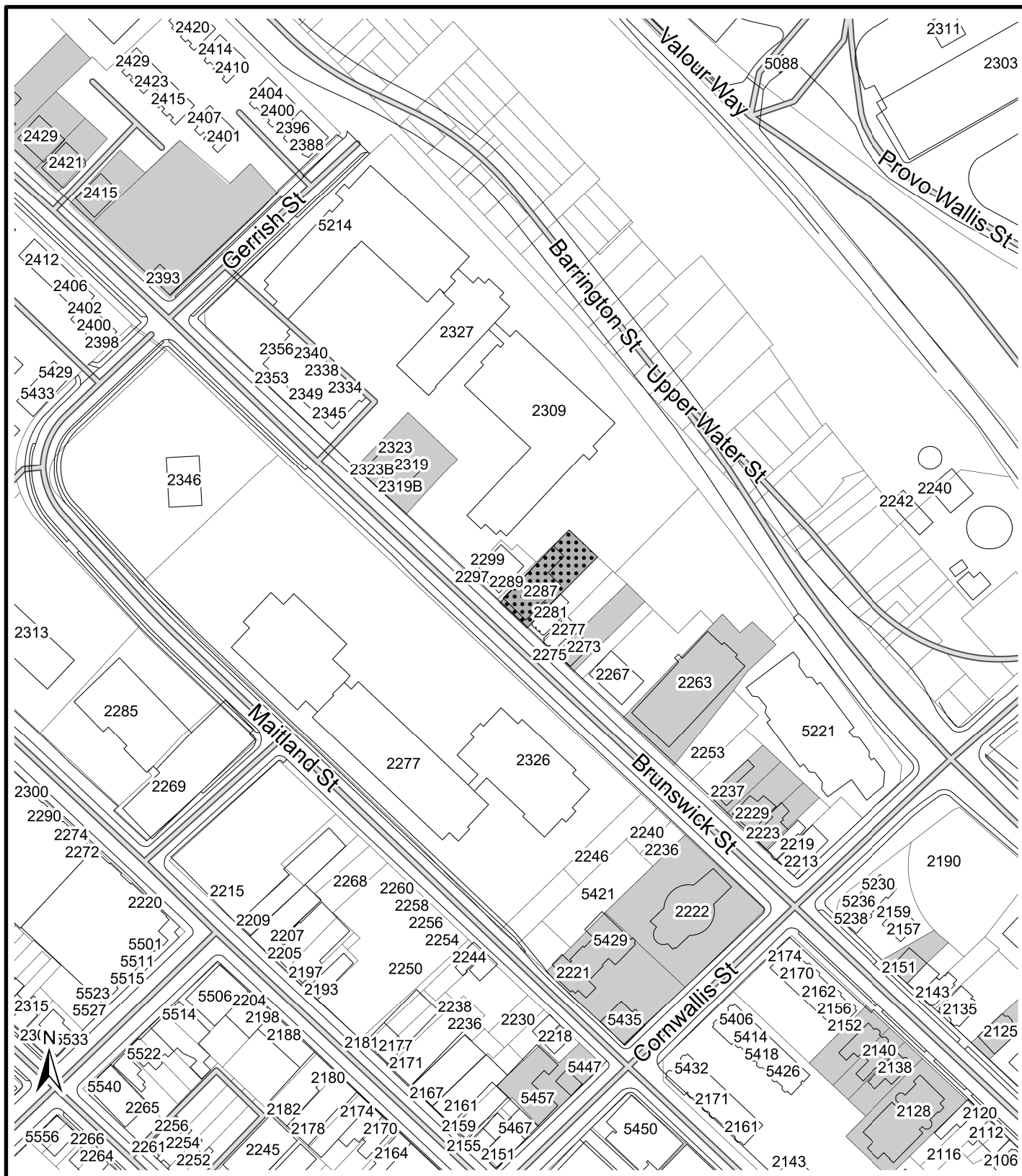
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

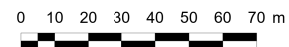
Report Prepared by: Jesse Morton, Planner II, 902.497.7655
Jenny Lugar, Planner II, 902.399.8576



Map 1 - Location Map

2287 Brunswick Street,
Halifax

- Registered Heritage Property
- Subject Property



HRM does not guarantee the accuracy of any representation on this plan.

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology**: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style**: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION**50****Designation Recommended?****YES****NO****COMMENTS:**

Attachment B

Research Report

2287 Brunswick Street, Halifax

Prepared by:

Carter Beaupre-McPhee, Heritage Planning Researcher
Elizabeth Cushing, Heritage Planning Researcher

HRM Planning & Development
December 20, 2021



HALIFAX

Table of Contents

- Age 3**
- Historical or Architectural Importance 8**
 - Relationship to Important Occasions, Institutions, Personages or Groups 8
 - Important / Unique Architectural Style or Highly Representative of an Era 11
- Significance of Architect or Builder 12**
- Architectural Merit..... 12**
 - Construction Type or Building Technology 12
 - Style 12
- Architectural Integrity 21**
- Relationship to Surrounding Area 24**
- References 31**

Age

2287 Brunswick Street, formerly 123 Brunswick Street, then 321 Brunswick Street, is situated on the block bound by Gerrish Street to the north, Barrington Street to the east, Cornwallis Street to the south, and Brunswick Street to the west (Halifax Business Directory, 1863; Hutchinsons's, 1864, 1866; McAlpine's, 1869, 1871, 1872b, 1874, 1876, 1877, 1880).

John Conrad West acquired the land from William A. McAgy and his wife Sarah Jane McAgy through a deed transfer recorded in 1861 (NSPOL, 1861). John C. West commissioned the construction of the existing Italianate home in 1862 and he moved into the finished home the following year (Civic Advisory Committee on the Preservation of Historic Buildings, 1968; Pacey, 1988).

One decade after the death of John C. West in 1878, the home was sold to the Sisters of Charity and recorded in a deed transfer dating from 1888 (NSPOL, 1888). The Sisters ran St. Patrick's Convent in the building for most of its history, retaining ownership of the building until 2016, when they sold it to Brunswick Street Developments (NSPOL, 2016).

In 1895, a large rear addition was built at a cost of \$8,597.50, extending the full width and height of the building and changing the building's original square plan into a rectangular plan [Figures 3 & 4] (Civic Advisory Committee on the Preservation of Historic Buildings, 1968).

Between 1921 and 1971 another addition was built [Figures 5 & 6] (Canadian Underwriters Association, 1971; Werle, 2015). This addition was only one storey tall and half the building's width.

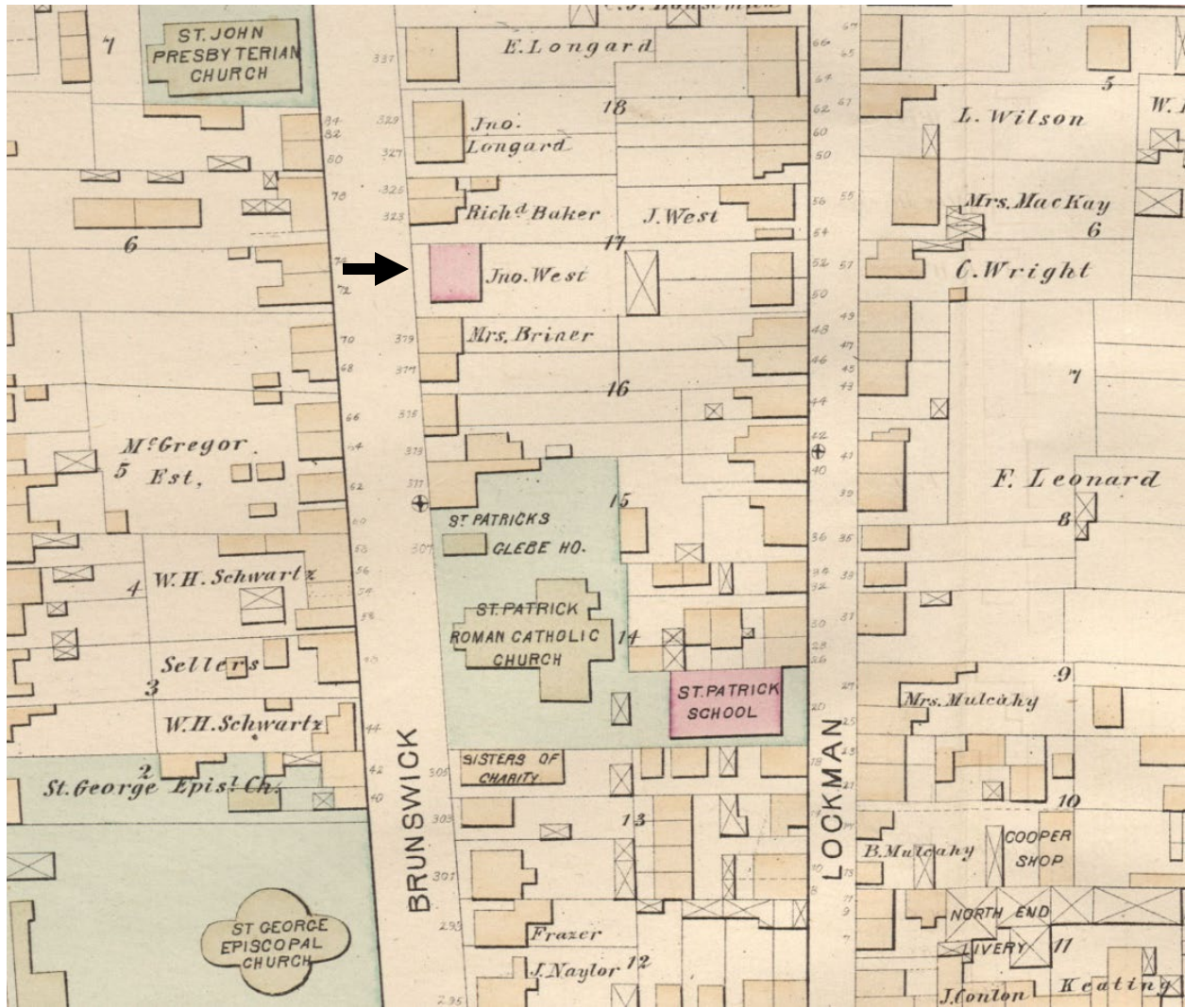


Figure 1: Hopkins City Atlas of Halifax showing John C. West's house highlighted by an arrow (Hopkins, 1878)



Figure 2: Ruger's 1879 Panoramic View of Halifax showing John C. West's house highlighted by a box, note the belvedere (Ruger, 1879)

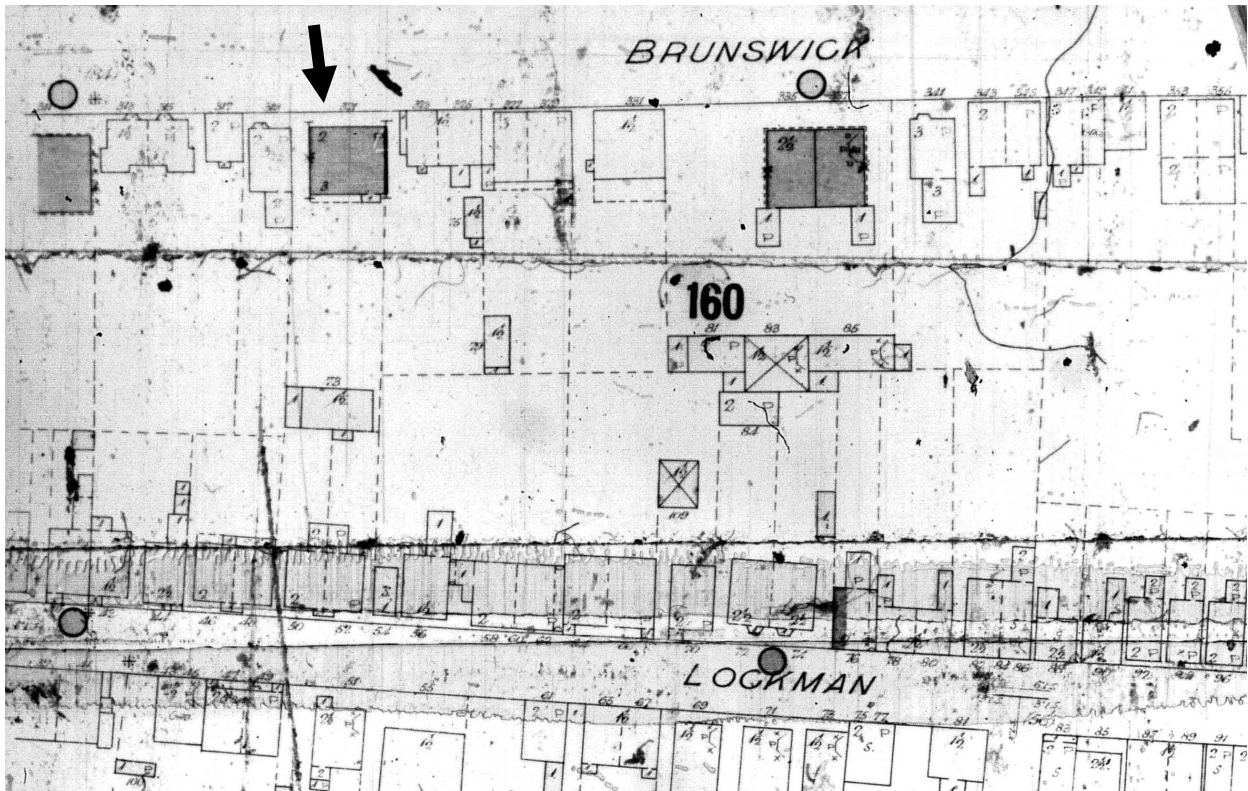


Figure 3: Goad's 1895 Fire Insurance Plan with an arrow identifying John C. West's house

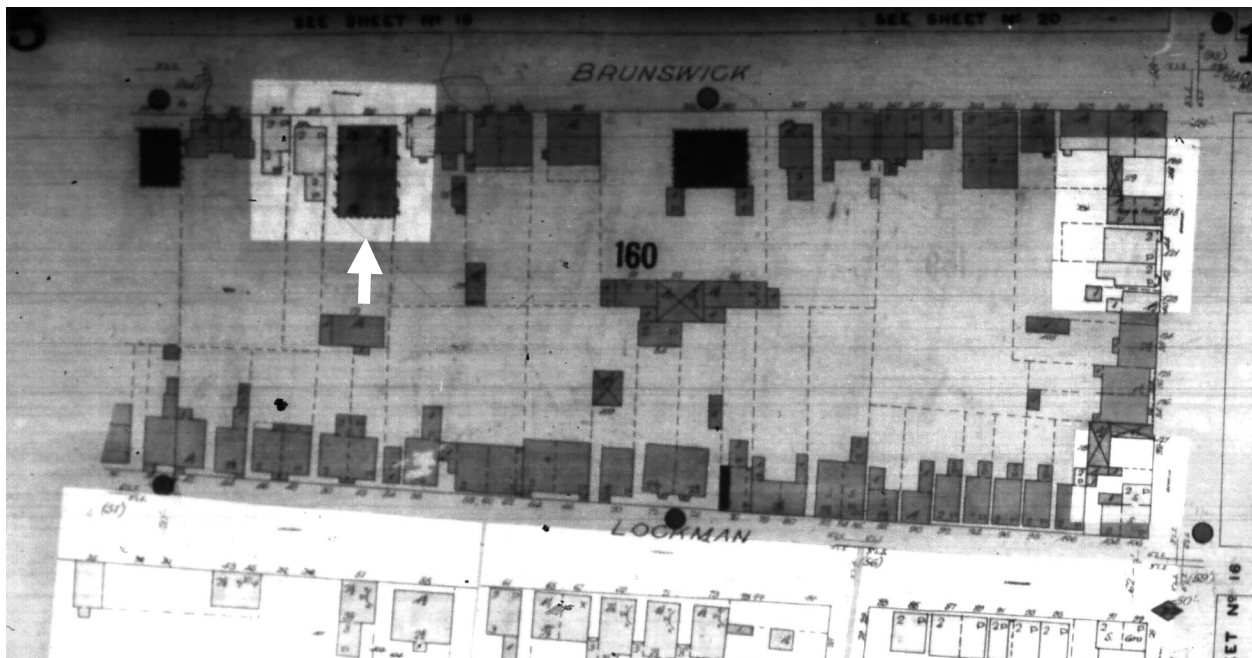


Figure 4: Goad's 1895 (Revised 1899) Fire Insurance Plan with the subject property identified by an arrow, showing the building footprint has changed with the large rear addition built in 1895 (Civic Advisory Committee on the Preservation of Historic Buildings, 1968; Goad, 1899)



Figure 5: Mosaic of the 1921 Air Survey of Halifax showing St. Patrick's Convent (formerly John C. West's house) highlighted by an arrow (Werle, 2015)

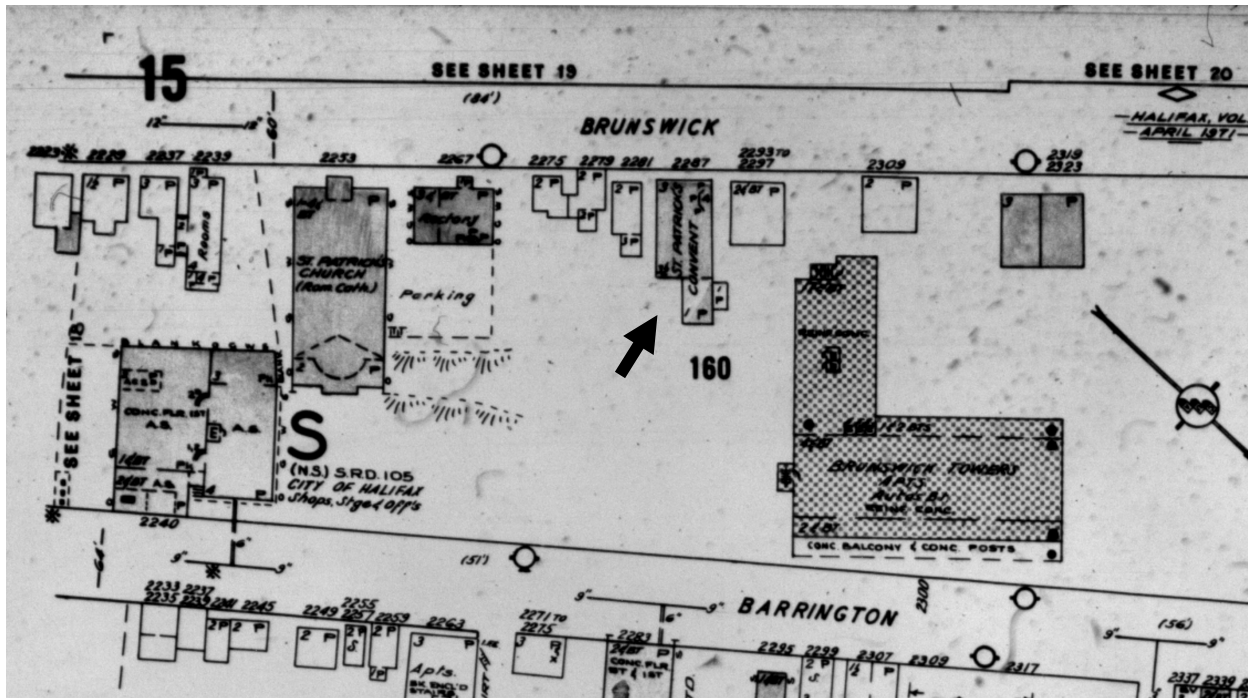


Figure 6: 1971 Fire insurance plan of the City of Halifax showing St. Patrick's Convent with its second rear addition (Canadian Underwriters Association, 1971)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 2287 Brunswick Street has historical associations with the West family, and more particularly with John Conrad West, as well as with St. Patrick's Catholic Church, the Sisters of Charity, and Mother Superior Mary Benedicta [Joanna Harrington].

John Conrad West [b.1817 d.1878], merchant, was one of the sons of John Conrade West [Sr.], the founder of the C. West West Indies merchantry business. His father, who is normally referred to as Conrade West [b.1786 d.1858] [occasionally referred to as Conrad West], was first an apprentice sailmaker and later a merchant and politician (Pacey, 1988; Shutlak, 1985). Conrade had acquired a number of vessels, forming a mercantile fleet for his West India shipping company [Figure 7] (Pacey, 1988; Shutlak, 1985).

1800. today. Chief consideration from was not notified position, overing. ys past. a flock t. The re than l Dieu in PAKET, late Bis- the ad-

60 Tubs BUTTER, a quantity of LARD, and two tons OATMEAL, which may be confidently recommended for family use. Halifax, March 11, 1833. 6s.

Rum & Logwood.
THE subscriber offers for sale, just received per brig Sophia—
20 Puns. Jamaica RUM, and
A quantity of Logwood.
C. WEST.
For Freight or Charter, the substantial well found brig Sophia, apply as above. March 11.

NOTICE.
WHEREAS three certain Promissary Notes bearing date the 5th instant, were given by Messrs Simon Douven

Room.

Enter, an ses cons House, good and five with a g
Who disposed late Ben ly oppo in. the r about 1

Figure 7: A newspaper advert in the Nova Scotian from March 11, 1833 for rum & logwood aboard the brig Sophia, one of Conrade West's ships (West, 1833)

His sons, including John Conrad West, were raised in the family business (Pacey, 1988; Shutlak, 1985). In 1837, Conrade partnered with his son Nathaniel Levy West to form C. West and Son [the family business would later become the two firms of N.L. & J.I. West and William P. West & Co]. Based out of West's Wharf, the West family's enterprises grew to include a total of three wharves, ten stores, a large warehouse, two offices, and eight vessels [Figure 8] (Civic Advisory Committee on the Preservation of Historic Buildings, 1968; Shutlak, 1985).

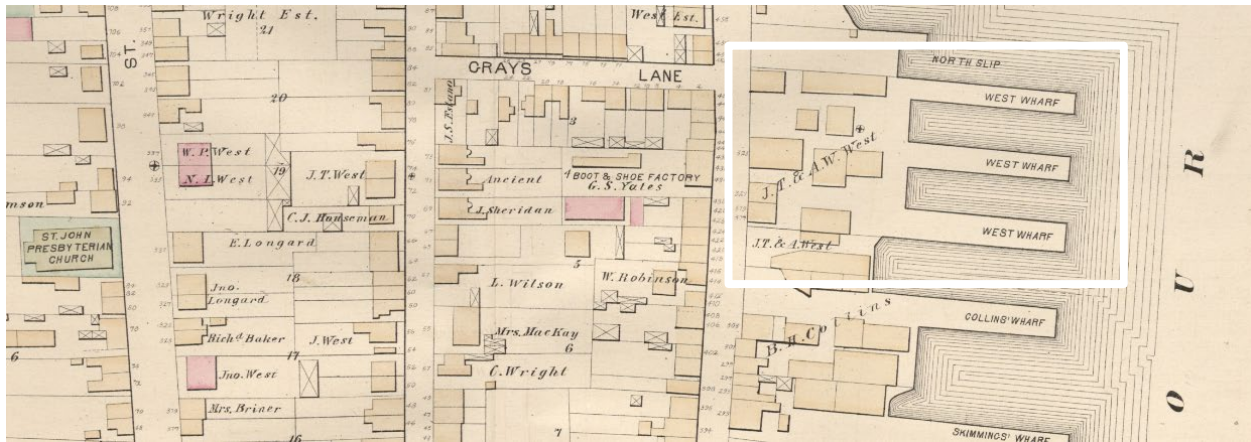


Figure 8: The property known as “West’s Wharf”, on Upper Water Street [now part of Barrington Street], highlighted by a white box [note the proximity to Brunswick Street at left] (Hopkins, 1878; Hutchinsons’s, 1866)

In 1842, his father, Conrade West, retired from the daily operations of the family business and involved himself more deeply in politics (Shutlak, 1985). He served on the first city council of Halifax as a councillor of the fifth ward [Figure 9] (“City Election,” 1841; Shutlak, 1985). Conrade was also a leader in the formation of the Universalist Church in Halifax, whose first church was erected in 1843 and consecrated the following year (Shutlak, 1985; Unitarian Universalist Church of Halifax, n.d.). In 1947 Conrade West came out of retirement, reviving C. West and Son with William Pryor West (Shutlak, 1985).

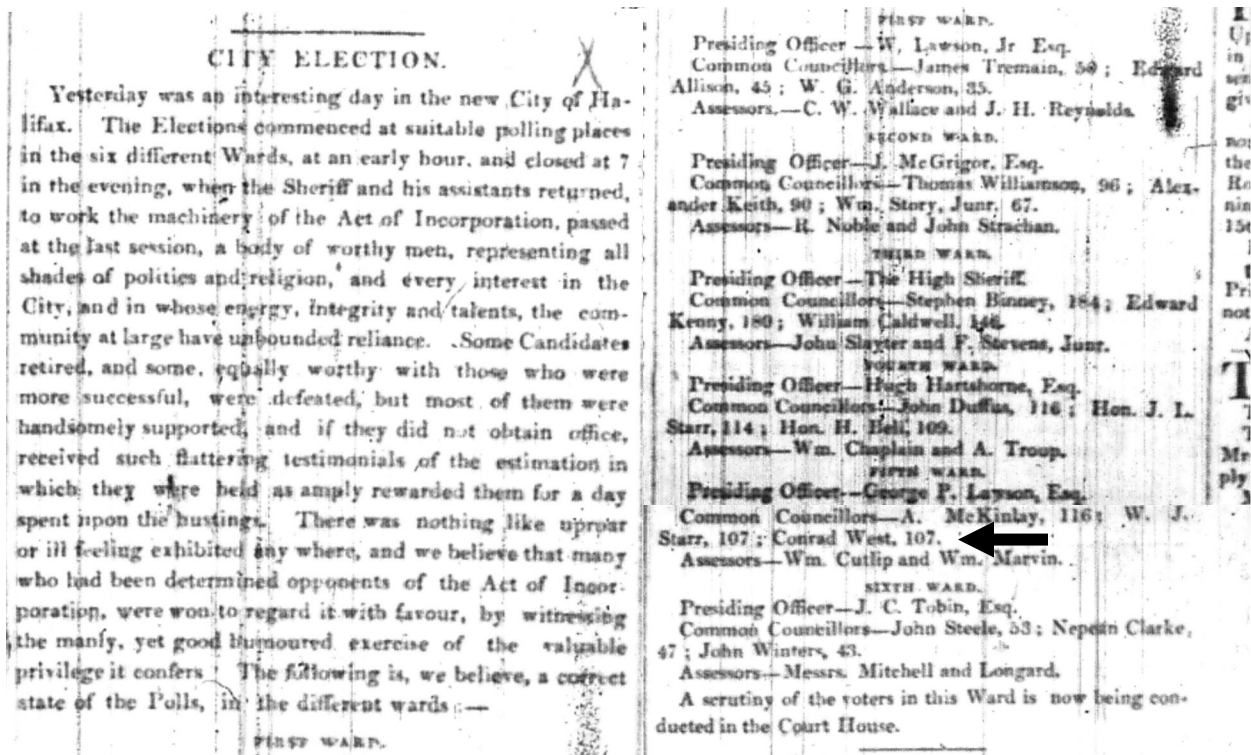


Figure 9: Article from the NovaScotian reporting on Halifax’s first city election in 1841, with Conrad[e] West highlighted by an arrow (“City Election,” 1841)

John Conrad West is said to have established his own mercantile firm, separate from that of his father and brothers, but operating out of the same wharves, naming it J.C. West and Company (Hutchinsons's, 1866; Shutlak, 1985). He was the owner of a brig named Florida and a brigantine named Jane E Hala (Ancestry.ca, 2014a, 2014b). It would appear that this business was either dissolved or merged with his brother William Pryor West's business, as John Conrad West, who was formerly listed as a West India merchant in Halifax directories, was listed as working for W.P. West & Co. from 1871 onwards (Halifax Business Directory, 1863; McAlpine's, 1872a, 1875).

The West family were a close-knit group, and they all opted to build houses within close proximity of one another on Brunswick Street, contributing substantially to the area's wealth of high-quality residential architecture (Pacey, 1988). John Conrad West commissioned the construction of the existing building at 321 [now 2287] Brunswick Street and first occupied the building in 1863 (NSPOL, 1861; "Obituary John C. West," 1878; Pacey, 1988).

John Conrad West passed in 1878 and his widow, Annie West, continued living at the subject property after his death (McAlpine's, 1880; "Obituary John C. West," 1878). In 1888, Augustus F.W. West and James Thompson, being John Conrad West's executors, sold the house to the Sisters of Charity for \$7,000 and the house became the new St. Patrick's Convent (NSPOL, 1888).

The Sisters of Charity of Halifax formed after Bishop William Walsh of Halifax asked Archbishop John Hughes of New York for Sisters to work in his diocese (Sister Marianna O'Gallagher, 1980). Four American Sisters from New York City arrived in Halifax aboard the Cunard liner "Cambria" on May 11, 1849 [Figure 10] (Sister Marianna O'Gallagher, 1980; Sisters of Charity, 1985). Beginning their work out of a house on Barrington Street near the Basilica [St. Mary's Convent], the sisters were caring for twenty orphan girls in the house and opened a school with classes for 400 children within only a year (Sister Marianna O'Gallagher, 1980). By 1855, the congregation had expanded and Sister Mary Rose McAleer, one of the original four American sisters, together with two novices, began teaching in the church basement at St. Patrick's in North End Halifax (Sister Marianna O'Gallagher, 1980). The Sisters of Charity of Halifax would go on to establish their motherhouse, Mount St. Vincent, in 1873 (Sister Marianna O'Gallagher, 1980).

In 1881, Mother Mary Benedicta [Joanna Harrington] was elected mother superior of the congregation (Flahiff, 1990). She opened several new missions, as well as the St. Patrick's Girls' High School in 1884, and expanded the motherhouse of Mount St. Vincent (Flahiff, 1990). Rather than continuing for a second term as mother superior, she chose to be the local superior for St. Patrick's Convent in Halifax, and she directed the convent through and following its move to the subject property in 1888 (Flahiff, 1990).

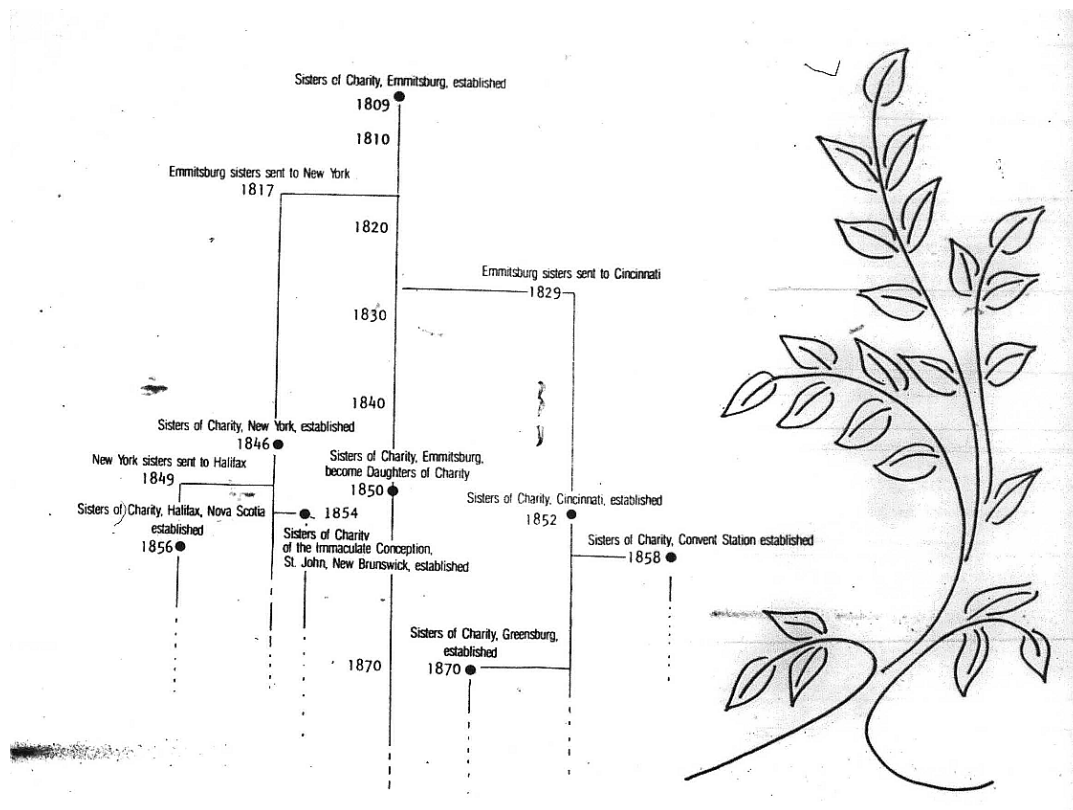


Figure 10: Timeline of the expansion of the Sisters of Charity (Sisters of Charity, 1985)

It is important to note that the Sisters of Charity of Saint Vincent de Paul of Halifax, as they were later known, were eventually responsible for staffing the Maritimes' only residential school, the Shubenacadie Indian School from 1930 to 1967 (Parks Canada, 2021; Truth and Reconciliation Commission of Canada, 2019). The Sisters also expanded to British Columbia in the 1920s, founding a number of institutions and staffing the Kootenay Indian Residential School from 1936 onward (Archdiocese of Halifax, 1949; Archdiocese of Vancouver, n.d.). At Shubenacadie Indian School, Mi'kmaw and Wolastoqkw children who had been separated from their families “were subjected to harsh discipline; malnutrition and starvation; poor healthcare; physical, emotional, and sexual abuse; medical experimentation; neglect; the deliberate suppression of their cultures and languages; and loss of life,” (Parks Canada, 2021). The indigenous children mandated to attend Kootenay Indian Residential School were similarly subjected to “cruel and sometimes fatal treatment” according to the Lower Kootenay Band (MacVicar, 2021).

The Sisters of Charity retained ownership of the subject property until 2016 when they sold it to a local developer (NSPOL, 2016).

Important / Unique Architectural Style or Highly Representative of an Era

2287 Brunswick Street is representative of residential Italianate architecture with its symmetrical front fascia, paired round-headed windows, ornate mouldings, substantial cornice, and elaborately detailed brackets (Penney, 1989). It is at the same time fairly unique, being a

comparatively rare brick and stucco example of Italianate architecture in Nova Scotia, where most residential Italianate architecture is expressed in homes of wooden construction (Archibald & Stevenson, 2003).

Significance of Architect or Builder

Historical research could not identify the specific architect or builder responsible for the design or construction of the subject property. Only a few years after this building's construction, the West family employed the architectural services of Hay and Stirling for West-Vaux House [2427/2429 Brunswick Street], while Edward Elliot, an architect with familial ties to the Wests, was hired to design the Universalist Church of the Redeemer, its construction having been funded largely by the West family (Duffus & Rosinski, 1973).

Architectural Merit

Construction Type or Building Technology

The dwelling at 2287 Brunswick Street features an L-shaped plan and sits on a steeply sloped lot with two storeys on the western elevation and three storeys on the eastern elevation. The building is constructed of brick, though the façade is covered with stucco, and sits on a granite and fieldstone foundation. Italianate homes in Halifax and the greater province are typically constructed of wood; Italianate dwellings of brick construction are quite uncommon (Archibald & Stevenson, 2003). The building features a wealth of ornate mouldings and brackets, exemplifying a high level of skill and craftsmanship.

Style

2287 Brunswick Street was designed in the Italianate style, which was popular from 1860 to 1890 (Dept. of Culture, Recreation & Fitness Heritage Unit, n.d.). What follows is an examination of the building's features as they exist today.

The building features a flat roof with a prominent cornice supported by four large, richly decorated corbels, foliated with acanthus leaves. These larger corbels frame two sets of eight smaller foliated modillions as well as a split frieze with floral medallions interspersed between the modillions [Figure 11]. The front elevation's windows consist of pairs of single-hung, three pane, round-headed windows, framed by decorative mouldings which narrow slightly on either side. The mouldings of the outer front windows feature an acanthus and grapes motif [Figure 19]. The upper-storey windows have bracketed sills and the lower-storey windows have sills supported by small pilasters which are carried through the foundation and frame the basement windows. Just below the lower sills and between these small pilasters are some simple recessed panels which are echoed in the raised panels found on the pilasters framing the front entrance. The central upper-storey windows consist of a smaller pair of round-headed windows set in a large round-arched recess, with similar mouldings and a large floral medallion centred above them. Below these windows is an elaborate iron balcony, most likely cast iron. The balcony is supported by a

pair of large, ornately decorated brackets with an acanthus and floral motif on the front and an arabesque on either side. The front entrance is recessed with decorative pilasters and a round-headed archivolt framing the door and the half-round transom. The pilasters framing the door each feature a raised panel and a square capital decorated with a large rosette. The arch framing the transom features a series of eleven small rosettes.

The brick-clad sides and rear of the building feature single-hung windows with either two or three panes, and simple projecting sills. The uppermost panes mostly feature a segmental arch design. Notably, the southern elevation features a flat-arch and a round-arch window, while the northern elevation features a blinded oriel window. The rear [eastern] elevation has three rows of single-hung windows with fixed, arch-headed uppermost panes. The uppermost and lowermost rows having segmental arches [one of these windows having been blinded] and the middle row having 'four-centred' arches. The rear also features a small single-storey addition with a flat roof, concrete foundation, and flat-arch, single-hung windows.

Character-defining elements for 2287 Brunswick Street include, but are not limited to:

- Original Italianate-style building with a symmetrical appearance;
- Brick exterior walls with a stucco-clad façade;
- Granite and fieldstone foundation;
- Prominent cornice and split frieze featuring foliated corbels, modillions, and medallions;
- Paired three-pane, round-headed windows on the façade featuring:
 - Decorative mouldings that narrow at the sides;
 - Panel and pilaster bases on the ground storey;
 - Bracketed sills on the second storey; and
 - Recessed windows with a large arch mould and floral medallion above the entryway;
- Cast-iron balcony on the second storey, which is supported by ornamental corbels;
- Recessed front entrance with a door surround, featuring pilasters, half-round transom, archivolt, and rosettes;
- Vibrant floral, leaf, and grape detailing throughout the various façade elements;
- Segmental arch and four-centre arched windows on the side and rear walls; and
- A blinded oriel window.



Figure 11: West elevation of 2287 Brunswick Street (July 17, 2021)



Figure 12: West and north elevations of 2287 Brunswick Street (July 17, 2021)



Figure 13: West and south elevations of 2287 Brunswick Street (July 17, 2021)



Figure 14: East and south elevations of 2287 Brunswick Street (July 17, 2021)



Figure 15: East elevation (July 17, 2021)



Figure 16: Main entrance on the west elevation (July 17, 2021)



Figure 17: Oriel window on the north elevation (July 17, 2021)



Figure 18: Detail view of balcony and cornice (September 20, 2021)



Figure 19: Window moulding detail (September 20, 2021)

Architectural Integrity

The building originally featured a square plan, which was common for Italianate residential homes (Humphreys & Sykes, 1980). The original building also had a substantially different roofline, with an ornate octagonal belvedere, cast iron cresting front and back, decorative urns, and four chimneys with ornate crowns [Figures 20 & 21]. A small, central, highly ornate, round-arched parapet once extended beyond the cornice line framing a large medallion. The three-storey rear of the building originally featured flat arch windows with simple protruding sills and large stone lintels, as well as a bay window on the third storey and a balcony with a pair of round-topped windows just above it. The middle storey also had a large, wooden, covered balcony extending the full width of the building and featuring a series of five four-centred arches.

The building has undergone a few major modifications over the course of its history. The first of which occurred in 1895 when the Sisters of Charity of Halifax commissioned a large addition to the building. This rear addition changed the building's square plan to a rectangular plan. The rear addition removed the rear wooden balcony but borrowed style influences from its five-centred arches, incorporating five-centred arched tops in the middle-storey windows [Figures 14 & 21].

The original roofline with its belvedere, chimneys, cresting, urns, and parapet was dramatically altered [Figures 20, 21, & 22] and replaced with a new mansard roof. The new roof featured three pedimented dormers with single-hung, round-headed windows on the front façade. These dormers had decorative brackets supporting the pediments as well as cantons and dentils. The large central dormer also received a pair of pilasters to frame the window. The sides of the building featured much simpler shed-style dormers.

Other modifications, such as the blinding of the oriel window on the northern elevation and other windows around the sides and rear of the building are more difficult to accurately place in the building's chronology [Figures 14, 17, & 24]. More recently, the granite block foundation and all the remaining Italianate mouldings and decoration have been painted black and the curving front staircase with its wrought iron railings has been removed and replaced with a more modern design [Figures 16, 20, & 22]. The sandstone plinths of the pilasters framing the front entrance are visibly crumbling and the front door is non-original [Figure 16].

Despite these changes, this building retains many of the most prominent features of the original design of the front façade. Aside from the crumbling plinths either side of the front entrance, the rest of the mouldings, brackets, medallions, etc., appear to be in good condition.



Figure 20: West elevation of 2287 Brunswick Street c. 1880 showing original roofline (Notman Studio, 1880)



Figure 21: East elevation of 2287 Brunswick Street, undated [est. 1880] showing original roofline and rear balcony (Notman Studio, n.d.)



Figure 22: 2287 Brunswick Street c. 1968 (Halifax Police Department, 1968)



Figure 23: Painted black granite foundation with evidence of original granite to the left (July 17, 2021)



Figure 24: Blinded window on the south elevation (July 17, 2021)

Relationship to Surrounding Area

The development pattern of Brunswick Street, formerly a working-class suburb founded by German immigrant tradesmen and their families, saw a great upheaval in the mid-19th century (Duffus & Rosinski, 1973). The existing cottages were largely supplanted by ornate mansions and townhouses of merchant families (Duffus & Rosinski, 1973). The street had become very much en vogue as a place for the upper crust of Halifax society to retreat from the bustle of downtown (Erickson, 2004). With this influx of wealthy residents came a uniquely diverse agglomeration of residential and church architecture, forging Brunswick Street's remarkably intact heritage streetscapes (Duffus & Rosinski, 1973).

The West family are one of the most prominent such families to shape Brunswick Street's development through the mid-to-late 19th century. The close-knit family moved to Brunswick Street and the West brothers commissioned the construction of the following architecturally significant houses (Pacey, 1988). John Conrad West, commissioned the subject property and moved in in 1863 (Duffus & Rosinski, 1973). His brother, Augustus William West commissioned West-Vaux House, moving in in 1866 [Figure 29] (Duffus & Rosinski, 1973). William Pryor West and Nathaniel Levi West commissioned West House and took up residence around 1867-1869 [Figure 30] (Duffus & Rosinski, 1973). James Thomas West commissioned James T. West House, moving in in 1875 [Figure 31] (Duffus & Rosinski, 1973). Finally, Augustus William West commissioned a second Brunswick Street home, Hawkins House, relocating to it some time after 1878 [Figure 32] (Duffus & Rosinski, 1973). In addition to the brothers' residences, the West family were also major patrons of the Universalist Church in Halifax, and their patronage played a large role in the construction of the Church of the Redeemer and the adjoining gothic-revival parsonage and townhomes [Figures 33 & 34] (Duffus & Rosinski, 1973).

The subject property's surroundings have a 2-3 storey, predominantly residential typology of diverse architectural styles, intermingling with architecturally and historically significant churches and related institutions [Figures 25, 26, 27, & 28]. Brunswick Street is home to 37 registered heritage properties and boasts such a high-concentration of potential contributing heritage assets that it is under consideration by the municipality as a potential Heritage Conservation District (Halifax Regional Municipality, 2019). Registered heritage properties within the same block as the subject property include Fraser House [Civic 2223], Beamish Cottage [Civic 2229], Smyth House [Civic 2237], St. Patrick's Catholic Church [Civic 2267], Huestis House [Civic 2275], and West House [Civic 2319] (Halifax Regional Municipality, 2018).



Figure 25: Immediate surroundings, showing consistency of scale and relationship to St. Patrick's Catholic Church (September 20, 2021)



Figure 26: Immediate surroundings as viewed from another angle, showing consistency of scale and relationship to St. Patrick's rectory (September 20, 2021)



Figure 27: St. Patrick's Catholic Church and Rectory [2263 & 2267 Brunswick Street] (September 20, 2021)



Figure 28: St. Patrick's Boys School, located opposite the church and rectory [2326 Brunswick Street] (September 20, 2021)



Figure 29: Augustus West's first house on Brunswick Street, a double house known as West-Vaux house [2429 Brunswick Street] (September 20, 2021)



Figure 30: Nathaniel Levi West and William Pryor West's double house, known as West House [2319-2323 Brunswick Street] (September 20, 2021)



Figure 31: James T. West's House [2461-2463 Brunswick Street] (September 20, 2021)



Figure 32: Augustus West's second house on Brunswick Street, later known as Hawkins House [2421 Brunswick Street] (September 20, 2021)



Figure 33: Universalist Church of the Redeemer, erected with financial help largely from the West family [2128 Brunswick Street] (September 20, 2021)



Figure 34: The parsonage and townhouses, also largely funded by the West Family's patronage [2138, 2140, & 2146 Brunswick Street] (September 20, 2021)

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Attachment 2

Scoring for Case H00512: Request to Include 2287 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	16
2B. Historical Importance-Architectural Style	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	10
5. Architectural Integrity	3
6. Relationship to Surrounding Area	8
Total	62